



February 11<sup>th</sup>, 2026

**ADDENDUM NO. 002**

PROJECT: Chelsea School District  
Field House – Design-Build Services

BID RELEASE NUMBER: 10

CLARK PROJECT NO: 19-2835

BID PROPOSAL DUE DATE/TIME: Wednesday, February 18th, 2026 @ 3:30 pm  
(ET)

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The following clarifications and/or Changes made to the Contract Documents are hereby made part of the Contract Documents.

The general character of the Work clarified or revised by this Addendum shall be the same as required by the complete set of Contract Documents. All incidentals required in connection with the Work of this Addendum shall be included in the Scope of Work even though not specifically specified.

All bidders shall be held responsible to review the Addendum and to include in its Bid Proposal all Work reasonably inferred to be included in its Scope of Work.

**Acknowledge receipt of this Addendum in the space provided on the Bid Proposal Form.**

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**1. ATTACHMENTS:**

A. Pre-Bid RFIs received to date

**2. MODIFICATIONS TO DRAWINGS**

2.1. NOT USED

**3. MODIFICATIONS TO TECHNICAL SPECIFICATIONS**

3.1. NOT USED

**4. MODIFICATIONS TO CM PROJECT MANUAL**

4.1. NOT USED

**5. OTHER**

5.1. NOT USED

END OF ADDENDUM 002

**Below are all pre-bid RFIs received for the Chelsea Schools New Field House Design-Build RFP.**

Question #1: Will Criminal Backgrounds be required at time of Bid for Design-Build GC?

***Response: Yes.***

Question #2: Site Work / Hardscape Exterior limits?

***Response: Reference the Project Manual. Sitework is limited to the building footprint and any utilities/grading/restoration required to serve the building. Other than entry stoops, exclude any paving or landscaping.***

Question #3: Two Story Front Entry Doors? Are side lights required?

***Response: Yes, two story front entry doors. Yes, include sidelights.***

Question #4: FRP Doors or Hollow Metal Doors?

***Response: Regarding exterior doors, FRP is preferred.***

Question #5: Utility Locations on as-built drawings?

***Response: Closest utilities are at old concessions east of the build site.***

Question #6: 16' Mezzanine area, can this be expanded out to 20' wide to allow for corridor separating office & bathrooms for Turf Area?

***Response: Yes.***

Question #7: Will Showers be required in Bathrooms?

***Response: Showers are not required.***

Question #8: Will locker room facilities be required?

***Response: No.***

Question #9: One Staircase only to access Mezzanine or more needed?

***Response: Only one staircase needed.***

Question #10: Will removable railing sections be required at Mezzanine?

***Response: Not required but please offer as an alternate option.***

Question #11: The Elevation Drawings show a Vertical element in the masonry. Is the intent to be accent panels or painted masonry?

***Response: No accents. We are asking for the lower portion of the exterior perimeter wall to be split face (exterior side only) masonry.***

Question #12: Will mezzanine be useable space or just storage / mechanical?

***Response: Storage/Mechanical***

Question #13: Is natural gas available at this property?

***Response: Yes.***

Question #14: Access controls & BMS currently used by Chelsea Schools?

***Response: For bidding purposes, include local stat control only. DSX/Interstate Security is used for controlled access.***

Question #15: Footcandle Level required on turf field?

***Response: Defer to designer(s) and/or building code.***

Question #16: Back-up generator required?

***Response: No.***

Question #17: Will fire alarm be stand-alone or tie into existing system?

***Response: Assume stand-alone with a notification system.***

Question #18: Will Score Boards or Monitors be required?

***Response: Electrical will be required in the bid. Scoreboards and monitors will be owner-provided FFE.***

Question #19: Is this to be a hard-bid or budget to work toward GMP through design process?

***Response: Hard bid.***

Question #20: The school does plan on being able to use cleats on this turf, correct?

**Response: Yes.**

Question #21: Attached is a marked-up site plan with two (2) options for water, sanitary, gas, electric, and cable to the field house.

We checked with the City of Chelsea, and they don't have any site drawings indicating the location of the existing utilities to help clarify the issue.

- a. Should the bid be based on extending them from Book St or the old high school?
- b. Should an allowance be included for each item that will be revised after the survey is completed and the site plans are finalized?

**Responses:**

- a. Assume extending utilities from the old high school.**
- b. Owner to hold the allowance.**

Question #22: Per the attached drawing, will the floor on the north end of the building (highlighted in red) be Astroturf or polished/sealed concrete? Will the Astroturf extend to the perimeter walls, or will the border (highlighted in green) be concrete?

**Response: Turf shall extend to areas highlighted in green and red.**

Question #23: Should the Astroturf be installed over a concrete or stone base?

**Response: Stone base.**

Question #24: Does Chelsea have a specification for which AstroTurf product they prefer/require?

**Response: Please propose product(s) best suited/recommended for an indoor field house.**

Question #25: Confirm civil scope: design includes survey and plans of site improvements, utilities, grading, SESC, and landscaping, construction cost includes work extending 5 ft from the building only.

**Response: Civil scope is to be a complete system for a fully functional building. Sidewalks and landscaping to be excluded.**

Question #26: Geotechnical to be obtained by the design-build professional?

***Response: Yes.***

Question #27: Is there any specific substantial completion date for the project?

***Response: Refer to Milestone Schedule in CM Project Manual. If this schedule is not feasible, provide alternate schedule and reasons why you are proposing a different schedule.***

Question #28: Include site lighting design beyond what is required by code?

***Response: No.***

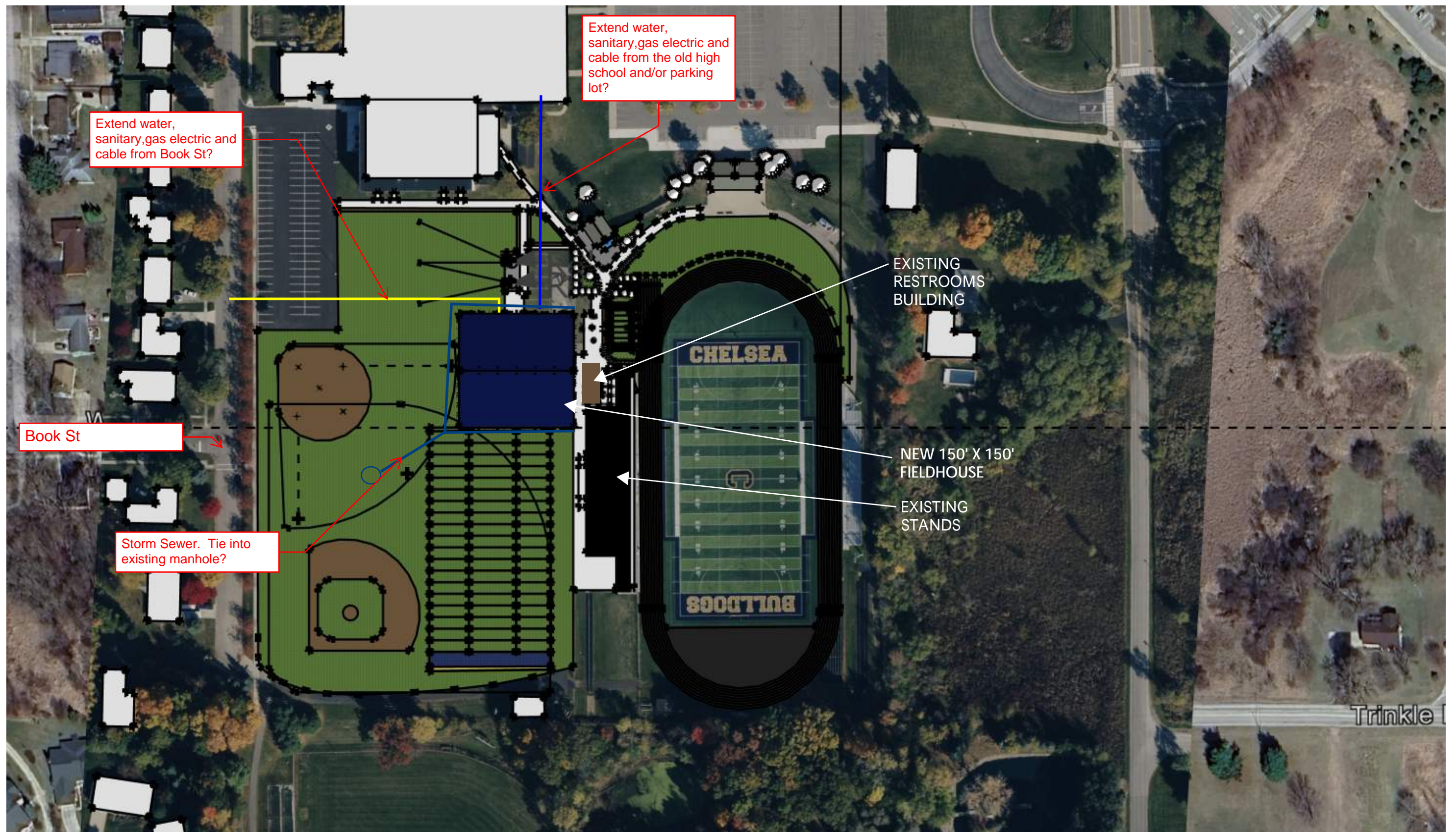
Question #29: Is there a need for an overhead door into the fieldhouse for moving of equipment?

***Response: Yes. Please include one overhead door.***

Question #30: Will this new field house require any resilient rubber flooring?

***Response: No.***



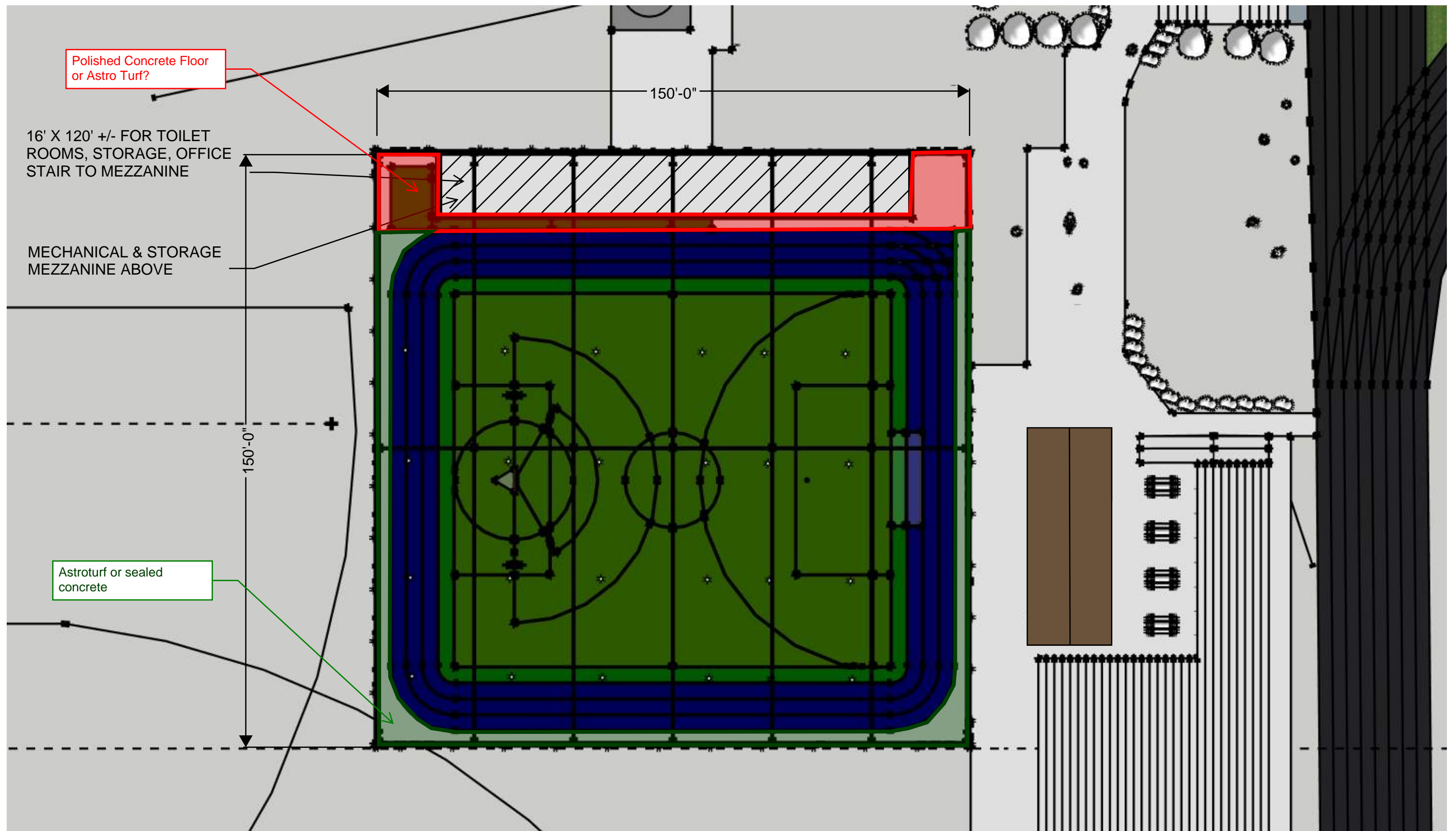


Question #21 attachment

SITE PLAN  
CHELSEA ATHLETIC FIELDHOUSE







Question #22 attachment

FLOOR PLAN  
CHELSEA ATHLETIC FIELDHOUSE

